

Planning Commission Minutes

The City of Sturgis Planning Commission held a meeting on Wednesday, September 9, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Gerberding, Treloar, Mack, Hughes, Norstegaard and Olson.

City Council Liaison: Jason Anderson

Staff: City Manager, Planning Coordinator and Code Enforcement Officer

Not Present: Commissioner Monahan

5:30 Call to order by Chairman Hughes

The Commission approved the Minutes from the July 7, 2015 meeting.

1. Request to Vacate and Re-Plat – Jay Grubl

Shanon Vasknetz was present to represent the applicant.

Action: 1st by Olson, 2nd by Gerberding to recommend approval of the request to vacate and re-plat. All voted to approve the motion with the exception of Treloar who abstained.

2. Use on Review – Tom Price

Request a Use on Review to allow an in-home firearms business at 2003 Hurley Drive in Sturgis. Applicant was present and gave an explanation of his intent and answered questions. Items of note: Applicant does not intend to carry inventory, sales would be on an 'as ordered' basis. He sells only new firearms and accessories. There would not be any repair or modification work done.

Action: 1st by Gerberding, 2nd by Mack to recommend approval with the following conditions:

1. Applicant must maintain a valid FFL license and provide a copy at yearly review.
2. Applicant must maintain current City and State sales tax records and provide those records at yearly review.
3. No advertising.
4. Applicant must obtain and maintain a City Business License.

Vote on motion: 5 Yes 1 No (Olson)

3. Use on Review – Brandi Pickering

Request for a Use on Review to allow an in-home daycare at 714 9th Street in Sturgis. Applicant was not present. The Code Enforcement Officer noted that the applicant

has been operating the daycare at this address for some time. The premise does meet the requirements for this use. The applicant is licensed by the State.

Action: 1st by Mack, 2nd by Olson to recommend approval. All Commissioners voting yes on the motion.

4. Final Plat – Dolan Creek, LLC

This item was removed from the agenda.

5. Plat Amendment: SEDC (amended to include language “previously vacated”)

Amendment to legal description for Lot J6 of Glover’s 2nd Addition. Formerly Lots 2,3,4,5,6,7 and vacated alley in Block F of Glover’s 2nd Addition – and- Lots J4 and J5 of Glover’s 2nd Addition. Located in the SW ¼ NW ¼ of Section 15, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

The request for vacate was originally considered and approved by the Planning Commission on March 17, 2015. The same was approved by the Sturgis City Council on April 6, 2015.

Action: 1st by Gerberding, 2nd by Suzanne to approve the amendment. All Commissioners voting to approve the motion.

6. Annual Review(s): No action required unless requested by Commission.

- Loretta Mason – Currently operating an in-home dog grooming business at 2109 Meadowlark Drive under a Use on Review. SD Sales Tax & Current Proof of Insurance is on file.
- Lynette Mart – Currently operating an in-home quilting business at 1409 Pine View Drive under a Use on Review. SD Sales Tax & Current Proof of Insurance is on file.

There were no objections to allowing both uses to continue with no changes to conditions.

There were no other items brought before the Planning & Zoning Commission by the public.

Meeting adjourned at 6:40.

Minutes are not considered official until approved by the Planning Commission.